



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/2/07

TO: original ref.

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: SUB2007-00086, CO 07-0236/ AVILA BEACH COLONY- Conclusive Parcel Map w/ CUP for 2 condo units. Site located off Avila Beach Drive in Avila. APN: 076-196-019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
By 11/17/2007 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date _____

Name _____

Phone _____

GENERAL APPLICATION

San Luis Obispo County Department of Planning

SUB2007-00086

AVILA BEACH COL

Conc. Parcel Map w/ CUP

2 UNIT CONDO MAP

SLB/ AVLB

CAZ LCP RMF

APPLICATION TYPE CHECK ALL THAT APPLY

- | | |
|--|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree P. |
| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | <input checked="" type="checkbox"/> Minor Use Permit |
| <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Other | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver |
| | <input type="checkbox"/> Modification to approved land use permit |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Avila Beach Colony Townhomes LLC Daytime Phone 783-2450
PAUL MITCHELL, manager
Mailing Address 1316 BROAD ST. SLO, CA Zip 93401
Email Address: PAUL@MITCHELLAW.COM

☐ Applicant Name Avila Beach Colony Townhomes LLC Daytime Phone _____
PAUL MITCHELL, manager
Mailing Address _____ Zip _____
Email Address: _____

☒ Agent Name STUDIO DESIGN GROUP ARCHITECTS Daytime Phone 541-3848
Mailing Address 161 HIGUERA ST., STE 303 INC. Zip 93401
Email Address: TIM@SDGARCHITECTS.COM

PROPERTY INFORMATION

Total Size of Site: 10,121 S.F. Assessor Parcel Number(s): 076-196-019
Legal Description: PARCEL 14 OF C.O.A.L. 96-112 COUNTY OF SLO
Address of the project (if known): 2825 ; 2835 AVILA BEACH DRIVE
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 TO AVILA BEACH DRIVE. SITE IS ONE LOT FROM CORNER OF AVILA BEACH DRIVE AND SAN MIGUEL ST.
Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LAND

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 2 SINGLE FAMILY RESIDENCES,
3,149 S.F. AND 2,042 S.F. LIVING AREA

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Avila Beach Colony Townhomes LLC Date 10/4/07
By Paul Mitchell
Member/Manager

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential
☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: EXISTING ACCESS FROM AVILA BEACH DRIVE AND BEACH COLONY LANE

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site?: NONE

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: GOLF COURSE AVILA BEACH DR. South: _____

East: ~~VACANT~~ SAN MIGUEL ST. INTERSECTION. West: VACANT

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 3,124 sq. feet 29 % Landscaping: 3,540 sq. feet 34 %

Paving: 3,852 sq. feet 36 % Other (specify) POBCH 105 ft, 1%

Total area of all paving and structures: 4,976 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: 6,730 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 3 Height of tallest structure: 25'-0"

Number of trees to be removed: 6 Type: PALM

Setbacks: Front 25' Right 5' Left 5' Back 20'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

☒ Community System - List the agency or company responsible for provision: AVILA BEACH CSD

Do you have a valid will-serve letter? ☒ Yes If yes, please submit copy ☐ No

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____

☒ Community System - List the agency or company responsible for sewage disposal: AVILA BEACH CSD

Do you have a valid will-serve letter? ☒ Yes If yes, please submit copy ☐ No

Fire Agency: - List the agency responsible for fire protection: CDF/COUNTY FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: _____ ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: TWO Number of bedrooms per unit: 4, 3

Total floor area of all structures including upper stories, but not garages and carports: 5,191 ft² (3,149 + 2042

Total of area of the lot(s) minus building footprint and parking spaces: 7,011 ft² RESPECTIVELY.

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .18 acres < 5% SLOPE
Moderate slopes of 10-30%: .03 acres 15% SLOPE
Steep slopes over 30%: .03 acres 30% SLOPE
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area ☐ Yes ☒ No
If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: SITE WAS PREVIOUSLY GRADED - PMT 2002-29468,
PMT 2003-02025
6. Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application. EVACUATION FOR GARAGE LEVEL ONLY
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: AVILA BEACH DRIVE

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
☒ Residential ☐ Agricultural: explain _____
☐ Commercial/Office: explain _____
☐ Industrial: explain _____
3. What is the expected daily water demand associated with the project? 250 GPD
4. How many service connections will be required? TWO
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: EXISTING METER
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No Chemical? ☒ Yes ☐ No
Physical? ☒ Yes ☐ No Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
☒ Will Serve Letter ☐ Pump Test _____ Hours _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed? ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
☒ Yes ☐ No Distance to nearest sewer line: 0'
Location of connection: WATERAL TO SITE
2. What is the amount of proposed flow? 2500 g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project? ☒ Domestic ☐ Industrial
☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? LOCATED IN GARAGE
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery / other shopping) within walking distance of the project? ☐ Yes ☐ No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: VACANT FOR SIXTY YEARS.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☒ Yes ☐ No
If yes, please describe: SITE WAS EXCAVATED & REBUILT W/ UNOCCUPANCY CLEAN UP
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
☐ Yes ☐ No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: _____

7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
☐ Yes ☐ No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☐ No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NA
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

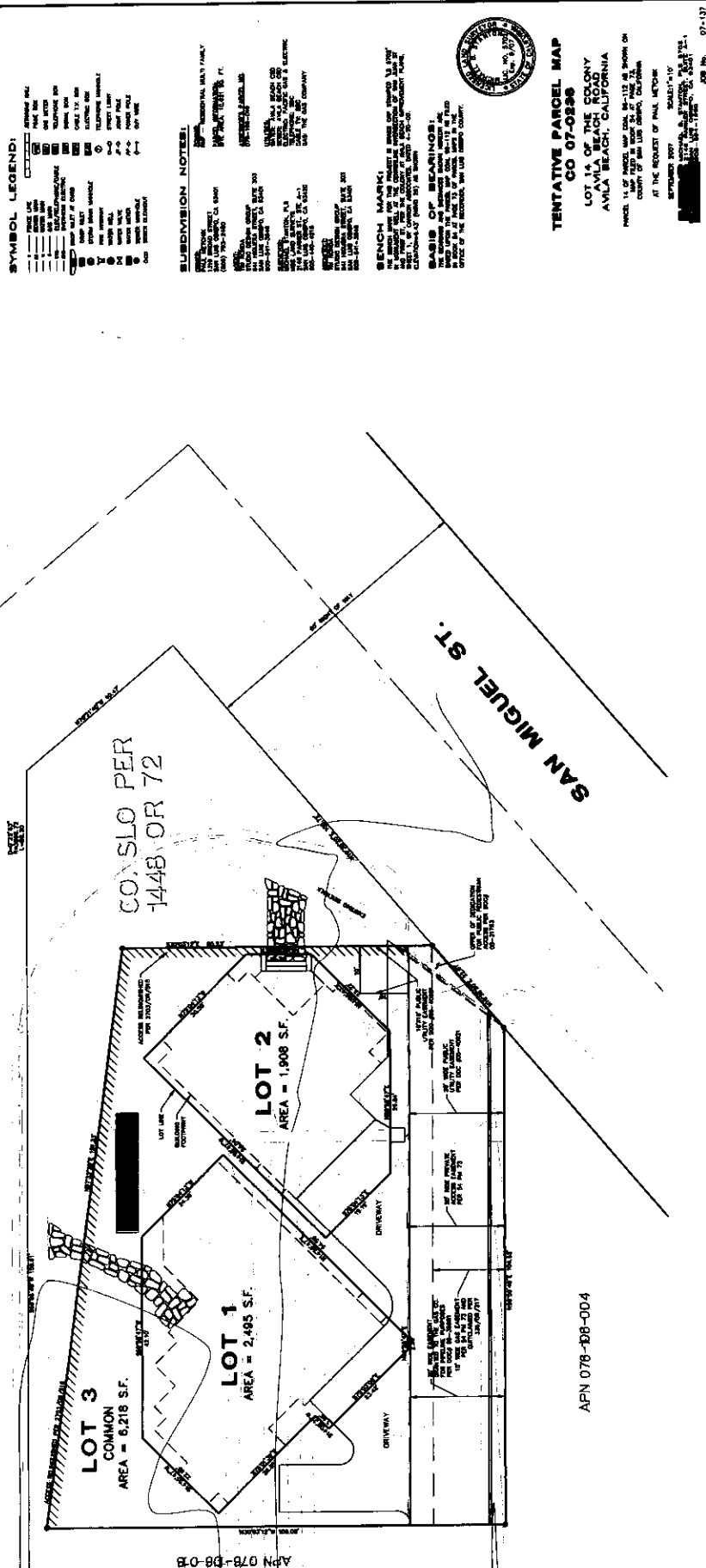
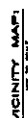
1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): COUNTY CUP, BUILDING PERMIT

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



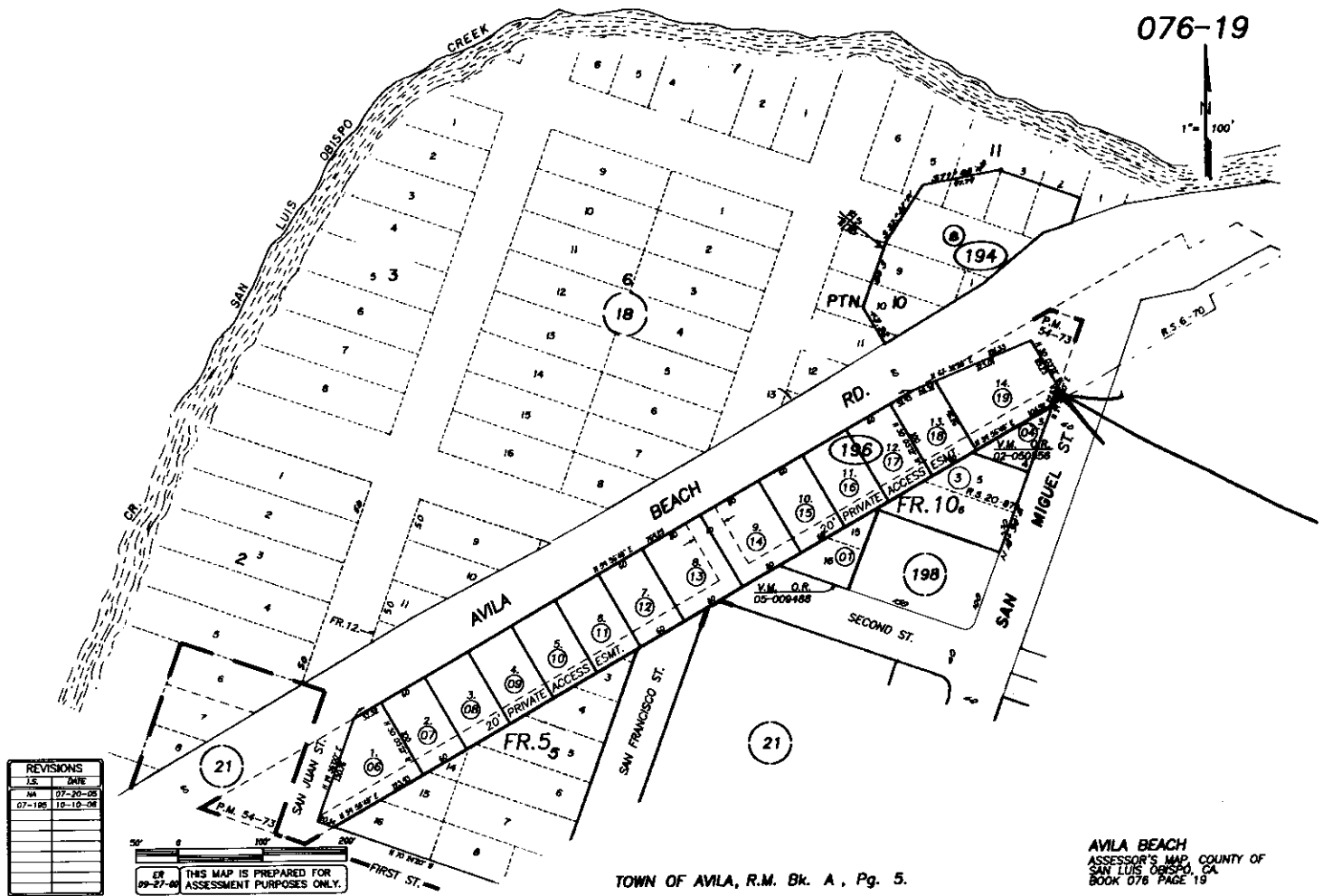
**TENTATIVE PARCEL MAP
CO 07-0298**

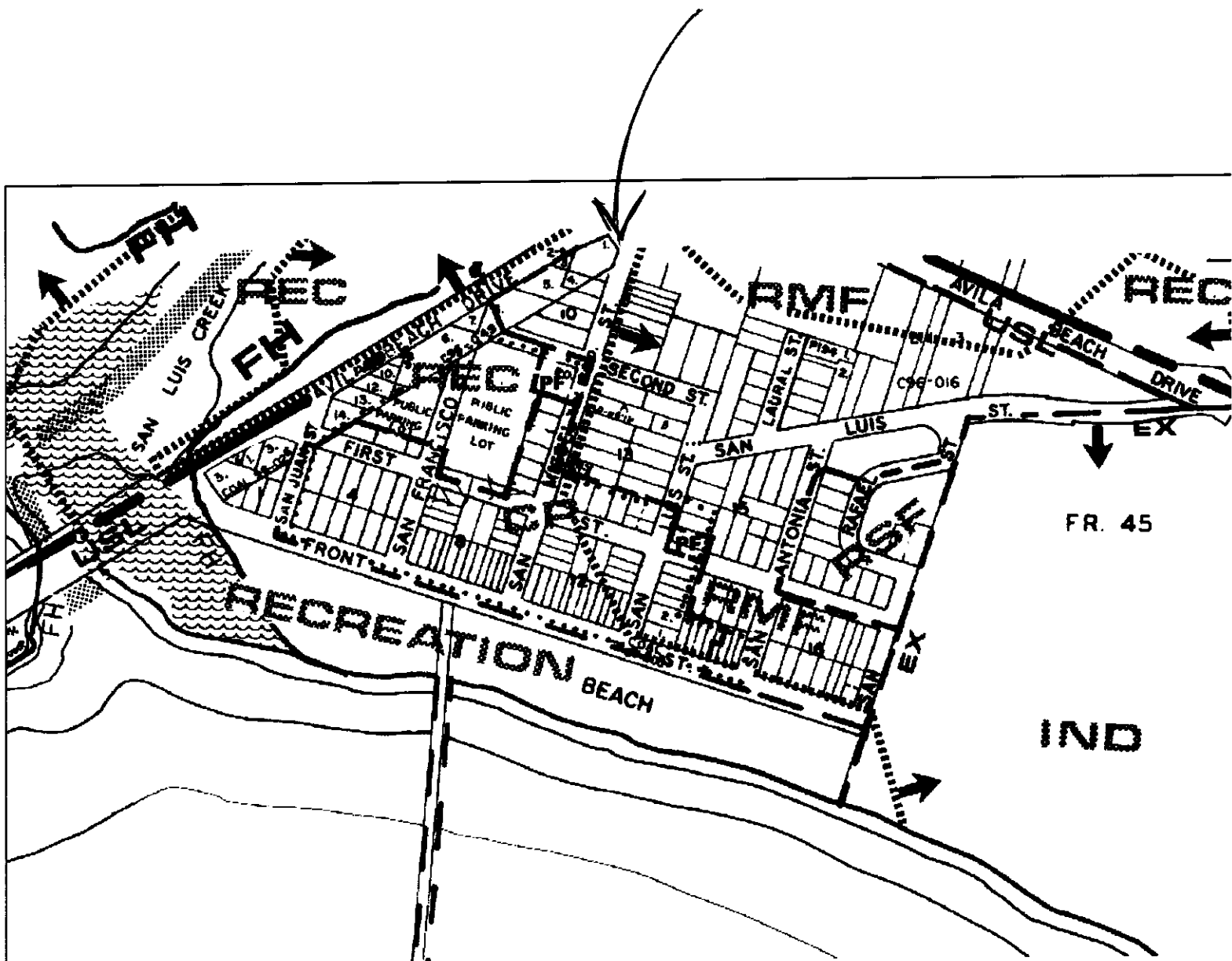
LOT 14 OF THE COLONY
AVILA BEACH ROAD
AVILA BEACH, CALIFORNIA

PAGE 14 OF PARCEL MAP CDAL 88-112 AS SHOWN ON
MAP FILED IN BOOK 34 AT PAGE 71.
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

SEPTEMBER 2007 SCALE: 1"=10'

FROM THE









Parcel Summary Report For Parcel # 076-196-019

11/2/2007
12:08:49 PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	02835 AVILA BEACH DR AVLB
P	02831 AVILA BEACH DR AVLB
P	02825 AVILA BEACH DR AVLB
P	02821 AVILA BEACH DR AVLB

Lot Information:

Community: AVLB

Planning Area: GLB

<u>Lot</u>	<u>Tract /</u>	<u>Block /</u>						
Type	Township	Range	Section	Lot	Land Use Elements	Lot Flags	Misc	
T	COAL96	112	0014	Y	RMF / LCP / CAZ	SC / B F		

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	AVILA BEACH COLONY TOWNHOMES LLC A 1316 BROAD ST SLO CA 93401-3910		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	PM 54-73 PAR 14	